

State Fair/Ag Event Center

Uses of Funds

(amounts in thousands)

Uses	Co-Located Costs		Separate Location Costs		
	84th & Havelock	State Fair Park	84th & Havelock	State Fair Park	Total
Road Relocation, 84th Street	5,600	-	-	-	-
Grading	1,200	450	150	450	600
Demolition	-	850	-	850	850
Infrastructure	4,500	11,350	1,000	11,350	12,350
Pretreatment Lagoon	150	150	120	120	240
Parking	8,500	5,500	3,500	5,500	9,000
Buildings	32,000	40,500	27,500	32,000	59,500
Utility Relocation	4,500	-	-	-	-
20th Street Bridge & Intersection	-	3,250	-	-	-
Race Track and Grand Stand	12,000	11,500	-	11,500	11,500
Soft Costs, Contingency, Equip.	10,000	10,000	7,000	7,000	14,000
Total	78,450	83,550	39,270	68,770	108,040

Assumptions:

- 1) The co-located estimate for the 84th and Havelock site was based on the concept drawing that showed movement of 84th Street to the west.
- 2) The cost estimates for the co-located sites utilized the master plans and master plan updates that were provided to the committee.
- 3) The cost estimates for each entity's buildings, on separate locations, was calculated by utilizing the master plans and master plan updates for each entity.
- 4) The cost for the separate build-out of the 84th and Havelock location does not include moving 84th Street.
- 5) The cost estimate for the separate build-out of State Fair Park does not include the construction of the 20th Street bridge and intersection.
- 6) All costs are calculated based on 2006 construction estimates
- 7) The cost estimates for buildings include an additional \$30 per sq. ft. for building betterments to maximize life expectancy.

Note: This analysis does not address annual operating costs of co-located vs. the two separate locations.